

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lynn

State: MA

PJ's Total HOME Allocation Received: \$12,669,551

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	95.71 %	95.20 %	10	94.94 %	61	59	
% of Funds Disbursed	94.97 %	88.78 %	2	84.35 %	91	90	
Leveraging Ratio for Rental Activities	0.71	7.72	19	4.59	13	13	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.33 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.97 %	73.01 %	4	68.05 %	77	72	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.71 %	80.97 %	8	79.65 %	58	54	
% of 0-30% AMI Renters to All Renters***	68.82 %	49.15 %	2	44.76 %	88	84	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.82 %	95.61 %	9	94.31 %	56	54	
Overall Ranking:			In State:	6 / 19	Nationally:	74 73	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,806	\$25,436		\$25,245	170 Units	18.50 %	
Homebuyer Unit	\$19,993	\$15,891		\$14,395	215 Units	23.40 %	
Homeowner-Rehab Unit	\$7,278	\$14,722		\$20,186	252 Units	27.50 %	
TBRA Unit	\$2,725	\$3,644		\$3,142	280 Units	30.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynn MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$28,792	\$111,692	\$16,224
State:*	\$140,514	\$97,764	\$22,481
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	51.8	45.6	86.5	50.4
Black/African American:	16.7	18.1	8.3	10.7
Asian:	1.2	10.2	0.0	4.6
American Indian/Alaska Native:	0.0	0.0	0.0	0.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.6	0.0	0.0	0.4
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.7
Asian/Pacific Islander:	0.0	3.3	1.6	2.5

ETHNICITY:

Hispanic	29.8	22.8	3.6	30.0
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HOUSEHOLD SIZE:

1 Person:	63.1	12.6	45.2	31.1
2 Persons:	17.3	19.1	29.8	31.1
3 Persons:	14.9	24.2	9.5	20.7
4 Persons:	3.6	25.1	8.3	10.7
5 Persons:	1.2	12.1	4.8	4.3
6 Persons:	0.0	5.6	1.6	1.8
7 Persons:	0.0	1.4	0.4	0.4
8 or more Persons:	0.0	0.0	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	48.8	22.3	13.1	21.1
Elderly:	8.9	0.5	58.7	22.5
Related/Single Parent:	22.6	38.6	11.1	33.9
Related/Two Parent:	8.9	30.2	13.9	12.1
Other:	10.7	8.4	3.2	10.4

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.7	0.5 [#]
HOME TBRA:	1.2	
Other:	66.7	
No Assistance:	15.5	

of Section 504 Compliant Units / Completed Units Since 2001 4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynn State: MA Group Rank: 74
(Percentile)
State Rank: 6 / 19 PJs Overall Rank: 73
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	81.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.59	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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